



**USDA RURAL DEVELOPMENT Office for:
BLAINE, CAMAS, CASSIA, GOODING,
JEROME, LINCOLN, MINIDOKA, AND
TWIN FALLS COUNTIES, IDAHO.**

Applications and additional information may be obtained from:

**USDA, RURAL DEVELOPMENT
USDA Service Center
1441 Fillmore, Suite C
Twin Falls, ID 83301**

Telephone: (208) 733-5380
FAX: (208) 734-0428
TDD: (800) 545-1833

RURAL HOUSING STAFF:

Area Director:
Becky Dean (Ext. #119)

Specialists:

Tony Ballestero (Ext. #106)
LaDeane Brown (Ext. #115)
Lorry Nickel (Ext. #116)

The office is generally open Monday through Friday, 8:00 a.m. to 4:30 p.m. However, the nature of our work requires that we attend meetings and make site inspections away from the office at various times, therefore, we would suggest that you call our office prior to a visit to avoid the inconvenience of not being able to meet with the appropriate party. If you get an answering machine, please leave your name and telephone number and a message if you desire. We will return your call or take action on your message as soon as possible. It is our desire to provide you the best service possible with what resources we have available.

USDA, RURAL DEVELOPMENT is an Equal Opportunity Lender. The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, sex, religion, age, disability, political beliefs, sexual orientation, or marital and family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (Voice & TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202-720-5964 (Voice & TDD). USDA is an equal opportunity provider and employer...

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Complaints of Discrimination should be sent to: USDA, Director, Office of Civil Rights, Washington, DC 20250-9410



Committed to the future of rural communities.

**TWIN FALLS OFFICE
1441 Fillmore, Suite C
Twin Falls, ID 83301
(208) 733-5380**

INTRODUCTION TO:

**504 VERY LOW INCOME
REPAIR LOANS AND
GRANTS (When Available)**

**USDA-RURAL DEVELOPMENT
Loan and grant programs
available to repair single
family dwellings.**

Section 504 Loans and Grants for Very Low Income Homeowners

ELIGIBILITY REQUIREMENTS

1. Be a natural U.S. citizen or a noncitizen who resides in the U.S. after being legally admitted for permanent residence or an indefinite parole.
2. Possess the legal capacity to incur the loan obligation.
3. Have an adjusted annual income that does not exceed the "very low income limit in your area. See the enclosed income limits.
4. Unable to obtain the needed credit from other sources.
5. The applicant must be unable to remove the safety or health hazards by utilizing personal resources.
6. Liquid assets cannot exceed \$15,000 (loans) or \$20,000 (grants) for the elderly.

REQUIREMENTS FOR 504 GRANT ONLY

1. Be 62 years of age or older.
2. Show evidence of lack of repayment ability.

REQUIREMENTS FOR 504 LOANS ONLY

1. Have a favorable credit history.
2. Show adequate repayment ability.

RATES AND TERMS OF SECTION 504 LOANS

Interest Rate: 1% Max Term of Loan: 20 years

RESTRICTIONS FOR LOANS AND GRANTS

1. Properties do not need to meet suitability guidelines associated with our 502 Loan Program.
2. Maximum Loan or Grant Amount
3. Maximum assistance to an individual for a 504 loan cannot exceed a cumulative total of \$20,000.
4. Maximum assistance to an individual for a 504 grant cannot exceed a cumulative total of \$7,500.
5. 504 Loans for more than \$7,500 will require a real estate mortgage on the property.
6. Grant recipients will be required to sign a repayment agreement which requires that if the property is sold prior to the end of the three-year requirement, the grant will be repaid.
7. Grant funds can only be used to remove and or repair existing health and safety issues.

Section 504 Loans and Grants for Very Low Income Homeowners

For Rural Housing Repairs and Improvement based on eligibility uses, requirements and restrictions.

The USDA, Rural Development, Rural Housing Service provides loans in rural areas to finance repairs on homes, including manufactured homes.

GRANTS AND/OR LOANS FOR SENIOR CITIZENS

PURPOSE: To pay the cost of repairs and improvements which will result in the removal of identified safety and/or health hazards for Senior Citizens.

THE 504 LOANS AND GRANTS CAN INCLUDE:

- Installation and/or repair on sanitary water and water disposal systems, including related plumbing and fixtures.
- Payment of reasonable connection fees for utilities.
- Energy Conservation measures (insulation, storm windows and doors)
- Repair or replacement of heating system.
- Electrical Wiring.
- Repair of or provision for structural supports.
- Repair or replacement of roof.
- Replacement of severely deteriorated siding.
- Payment of incidental expenses; fees for surveys, title clearance, loan closing and architectural or other technical services.
- Necessary repairs to manufactured homes or mobile homes. Applicant must own the home and site and the home must be on a permanent foundation.
- Additions to any dwelling when it is necessary to remove health hazards for the occupants.
- Repair or remodel of house to make the house accessible and useable for elderly or disabled persons.

FEES

The applicant may be required to pay any fees related to recording a real estate mortgage which may be required to secure the loan.